Title	**Proposed Residential Dwelling, Quarry Rigg, Pant Lane, Gresford, Wrexham, LL12 8SG – Net Benefit for Biodiversity Statement**
Date issued	**21st October 2024**
Author	**Max Ellson**
Reviewed by	**Tom Knight**
Client	**Mr Nick Heard**
Report Version	**C554/ V1.0**

1 Introduction

Background

1.1 Mr & Mrs Heard have secured planning consent (Ref. P/2021/0951) from Wrexham County Borough Council (WCBC) for erection of a single residential dwelling on land at Quarry Rigg, Pant Lane, Gresford, Wrexham, LL12 8SG (approximate OS Grid Ref. SJ 3561 5523).

1.2 Condition 7 of the consent states the following:

'*No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.*'

1.3 This NBB Statement includes the following:

1. A brief description and assessment of the existing habitat to be impacted by the proposed dwelling.
2. Identification of locations and opportunities for potential ecological enhancements.
3. Demonstration of how NBB (and ecosystem resilience) will be secured and maintained. Full details of the recommended ecological enhancements.

1.4 This document has been produced by Marches Ecology to provide the above information[1].

Site Description; Proposed Development Site

1.5 A site visit was undertaken on 10th October 2024 by Max Ellson of Marches Ecology. The weather during the visit was bright sunshine with a largely clear sky. One of the purposes of the visit was to broadly characterise the existing ecological resource and vegetation associated with the footprint of the proposed dwelling (the proposed development site).

1.6 An Extended Phase 1 Habitat Survey or other similar ecological survey has not been undertaken. The brief description provided below is based entirely on information collected during the site visit.

1.7 The new dwelling will be erected on a lawned area, which comprises part of the existing garden of/ is located to the immediate east of/ the existing dwelling of Quarry Rigg. The broadly rectangular shaped site is surrounded to the south/ east and north by fencing and or low walls; there is no similar feature separating the site from the adjacent Quarry Rigg house/ garden which includes mown lawns/ scattered trees, and a *Prunus laurocerasus*

[1] The NBB recommendations as included within this document have been outlined to/ agreed with WCBC's Ecology and Biodiversity Officer by email on 21st October 2024.

(Cherry Laurel) hedge along the road frontage. At the time of the site visit the lawn appeared to be regularly mown, the sward height largely being to less than 0.02 m.

1.8 The sward is dominated by a range of grasses including *Lolium perenne* (Perennial Rye-grass), *Festuca rubra* (Red Fescue), *Holcus lanatus* (Yorkshire-fog) and *Agrostis capillaris* (Common Bent). A variety of characteristic forbs and (tall-)herbs are scattered throughout at various levels of abundance, such as: abundant *Achillea millefolium* (Yarrow), frequent/ locally abundant *Trifolium repens* (White Clover) and *Bellis perennis* (Daisy), frequent *Prunella vulgaris* (Self-heal), occasional *Cerastium fontanum* (Common Mouse-ear), *Pilosella officinarum* (Mouse-ear Hawkweed), *Taraxacum* sect. *Ruderalia* (Common Dandelion), *Plantago lanceolata* (Ribwort Plantain), *Hypochaeris radicata* (Cat's-ear), *Ranunculus repens* (Creeping Buttercup), and *Jacobaea vulgaris* (Common Ragwort), and less amounts of *Geranium molle* (Dove's-foot Crane's-bill), *Cirsium arvense* (Creeping Thistle), *Leucanthemum vulgare* (Oxeye Daisy), and *Rumex obtusifolius* (Broad-leaved Dock).



The mown lawn which dominates the proposed development site.

1.9 Other habitats/ features within the proposed development site[2] are restricted to:

- a narrow zone of climbing *Lonicera* sp. (Honeysuckle) associated with a short section of low wall/ fence along the eastern boundary;
- a very small stand of disturbed/ ruderal vegetation at the north eastern end of the site, adjacent to a greenhouse; and

[2] A small *Cotoneaster horizontalis* (Wall Cotoneaster) plant was located immediately on the immediate south-eastern boundary of the proposed development site (between Quarry Rigg and the roadside hedge – location notified to the client). This is outside the remit of this report, however it should be noted this is a *Schedule 9* invasive plant which should be subject to appropriate removal should it be impacted by the works.

- a short length of Cherry Laurel hedge along the road frontage[3].

The Proposal

1.10 The existing site, and proposals for the scheme, are shown on a series of EDW Architecture Ltd plans as follows:

- Drawing no. 193_01_RevA, dated 28/09/21, entitled '*Ground Floor Plan'*.
- Drawing no. 193_02_RevA, dated 28/09/21, entitled '*First Floor Plan'*.
- Drawing no. 193_03_RevC, dated 28/09/21, entitled '*Elevations 1 and 2*'.
- Drawing no. 193_04_RevD, dated 28/09/21, entitled '*Elevations 3 and 4*'.
- Drawing no. 193_05_RevC, dated 01/09/21, entitled '*Proposed Site Plan'*.
- Drawing no. 193_10, dated 01/09/21, entitled '*Existing Site Plan'*.
- Drawing no. 193_22, dated 18/10/24, entitled '*Net Benefit for Biodiversity – Proposed Indicative Site Plan'*.

1.11 The plans illustrate the footprint of the proposed new dwelling/ associated driveway. A new 1.8 m high boundary wall is to be constructed on the western boundary.

2 Biodiversity Enhancement

Introduction

2.1 Technical Advice Note 5 (Nature Conservation and Planning) (Welsh Assembly Government, 2009)[4] and Wrexham County Borough Council (2011)[5] seek developments to achieve net biodiversity gain. The requirement to secure and maintain net benefit for biodiversity (NBB) (through enhancements) was reinforced in a letter issued by the Chief Planner (Welsh Government) to all planning departments in October 2019. NBB has been defined as '*the concept that development should leave biodiversity and ecosystems in a better state than before, through securing long term, measurable and demonstrable benefit, primarily on site*'[6].

2.2 This was reiterated in a letter from the Minister for Climate Change to the Heads of Planning dated October 2023. An Annex[7] attached to this letter provided text to update Planning Policy Wales (PPW), which has been adopted in PPW 12 (Welsh Government 2024)[8]. Chapter 6 of PPW was updated as of 11/10/23 (and is now included in PPW 12), which provides '*further clarity .... on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures*

[3] It is understood that part of this hedge will be removed to facilitate a visibility splay. This is outside the remit of this report, however it should be noted that this provides potential bird nesting habitat, and as such should either be removed outside of the nesting season (March to August inclusive) or be subject to a pre-works check by a suitability qualified ecologist.
[4] Welsh Government (2009). *Planning Policy Wales - Technical Advice Note 5: Nature Conservation and Planning*. September 2009.
[5] Wrexham County Borough Council (2011). *Local Planning Guidance Note 32 Biodiversity and Development*. Adopted March 2011.
[6] https://www.gov.wales/targeted-policy-changes-planning-policy-wales-net-benefit-biodiversity-and-ecosystems-resilience
[7] *Annex to Heads of Planning Letter Dated 11 October 2023: Addressing the Nature Emergency through the Planning System: Updated National Planning Policy for Chapter 6 of Planning Policy Wales*.
[8] Welsh Government (2024). *Planning Policy Wales*. Edition 12, February 2024.

as a last resort, and, the need to consider enhancement and long-term management at each step'[9].

2.3 WCBC (2011, *op. cit.*) lists '*examples of how enhancements could be achieved on development sites*'. The options provided include for '*planting native trees and shrubs of local provenance*', '*connecting existing habitats with species rich hedgerows*', and provision of '*roosting opportunities for bats*' and bird boxes. CIEEM (2022) states that '*a key requirement is that the measures put forward are suitable in the local context of the site*'[10].

Assessment of Required Level of Provision

2.4 The proposed residential dwelling can be categorised as a small/ low impact development. The footprint comprises an area of frequently managed lawn located within a residential area. In its current condition the grassland is of low/ negligible ecological value. The loss of this small area of grassland would not result in a significant impact on any valued ecological resource at this location.

2.5 NBB provision '*should be proportional to the extent and impact of development*' (CIEEM 2022, *op. cit.*). In this instance therefore, it is deemed proportionate for enhancements to focus on limited soft-landscaping provision, as well as targeting Hedgehogs, roosting bats and nesting birds. Hedgehog, and a number of bat species, are priority species listed on *Section 7* of the *Environment (Wales) Act 2016*[11] (as defined in CIEEM (2017)[12]).

Biodiversity Enhancement Recommendations

Soft-landscaping

2.6 Drawing no. 193_22 provides the soft-landscaping proposals[13]:

- 'Flowering lawn' to be established to the rear of the dwelling. An example seed mix[14] is Meadowmania '*British Native Meadow Wildflower Seeds for Meadow Lawns*'[15]: This mix contains 12 native species of wildflower and seven native grasses. It is designed to create a diverse lawn that can tolerate close mowing to a height of 5 cm for most of the year. The mowing should be stopped for a period during the summer to allow for flowering. Flowering can be from May to September but mowing does not need to be stopped for this entire period. The seed should be sown in the spring (March-May) or the autumn (late August to October). Advice will be obtained from the supplier on ground preparation, how and when to sow. As it is a relatively small area it may be most appropriate to sow by hand. The recommended sowing rate is 4g/m^2.
- A swathe of lawn will also be planted with spring- and autumn-flowering Crocus: *Crocus tommasinianus* (Early Crocus)[16] and *Crocus speciosus* (Autumn Crocus)[17]. Early Crocus flowers from February to March and will provide an important food source for

[9] Summary taken from a letter from Julie James AS/MS (Minister for Climate Change) to all planning departments dated 11 October 2023.
[10] CIEEM (2022). *Welsh Government's Approach to Net Benefits for Biodiversity and the DECCA Framework in the Terrestrial Planning System. CIEEM Briefing Paper September 2022*. CIEEM, Romsey.
[11] HMSO (2016). *The Environment Act (Wales) 2016*. HMSO, London.
[12] CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal, 2nd Edition*. CIEEM, Winchester.
[13] Where possible planting will utilise native species of certified British origin and ideally local provenance (Local Seed Zone 304).
[14] Should sowing not be deemed practicable, turf can also be purchased/ installed, for example from https://www.turfonline.co.uk/product-category/wildflower-turf/
[15] https://meadowmania.co.uk/products/wildflower-meadow-for-lawns
[16] For example, https://www.crocus.co.uk/plants/_/crocus-tommasinianus/classid.1000000372/
[17] For example, https://www.crocus.co.uk/plants/_/crocus-speciosus/classid.1000000347/

early-flying insects. Autumn Crocus flowers from September to November and provides late foraging bees with an additional food source. Approximately fifty of each type of bulb will be planted (total approximately one hundred). The bulbs should be planted in naturalistic drifts at a depth of approximately 5-10 cm with the shoots facing upwards. Individual bulbs should be at least 7-8 cm apart. Planting should be undertaken between early September to November. First flowering would be in the following year.

- Native (fruit) trees to rear. 1 no. Pear, 2 no. Apple, 1 no. Denbigh Plum, 1 no. Rowan, 1 no. Flowering Cherry, and 1 no. Hazel. Pear, Apple and Plum trees to be on dwarf rooting stock. An appropriate supplier for the first three in the list may be Ian Sturrock and Sons[18]. These trees will be planted between November and March in accordance with the advice provided by the supplier(s).
- A small bed of perennial plants/ shrubs to the frontage. Species-mix as included on drawing no. 193_22 is restricted to those listed on the Royal Horticultural Society (RHS) guide to plants that are of value to pollinating insects[19].
- Climbing perennial plants along boundary walls. Species-mix as included on drawing no. 193_22 is restricted to those listed on the RHS guide to plants that are of value to pollinating insects.

Bat and Bird Boxes

2.7 The proposed boxes as detailed below will be installed under the direction/ advice of a suitably qualified ecologist to ensure correct installation. On installation the location of each box will be photographed, with a final plan prepared indicating the locations.

2.8 Where possible all boxes are to be built-in/ integral to the dwellings. The box schedule proposed below has been developed in consultation with EDW Architecture Ltd (and with regards bird boxes with due consideration of British Standard (BS) 42021:2022 (2023)[20]) in particular to ensure that the thermal properties of the dwelling are not negatively impacted. Boxes should, where possible, be at least 1 m apart, have unobstructed access, and not be sited above windows or doors. Where possible/ relevant, the specific installation/ design will adhere to the principles as shown in BS 42021:2022. Further advice can be found in Gunnell, Murphy & Williams (2013)[21].

2.9 The following bat boxes are proposed to be installed (as shown on drawing no. 193_03_RevC):

- 2 no. Vivara PRO UK Build-in WoodStone Bat Box[22]. To be installed on the southern elevation (Elevation 1) of the dwelling . This integral box has been specifically designed to fit into the cavity of house walls, with the entrance sitting flush with the outside bricks. The top section is 50 mm deep.

2.10 The bat boxes will be sited as high as possible on the wall/ just below the roof/ soffit level, but no lower than 3 m from the ground. Boxes should generally face south, southwest and

[18] https://iansturrockandsons.co.uk/
[19] https://www.rhs.org.uk/science/research/plants-for-pollinators
[20] The British Standards Institution (2023). *BS 42021:2022 – Integral nest boxes – Selection and installation for new developments – Specifications. Incorporating Corrigendum No. 1*.
[21] Gunnell, K., Murphy, B. & Williams, C. (2013). *Designing for Biodiversity: A Technical Guide for New and Existing Buildings*. Second Edition. RIBA Publishing, London.
[22] For example, https://www.nhbs.com/build-in-woodstone-bat-box-uk-brick-size

southeast wherever possible (so that they are not overly exposed). Generally, the bat-boxes should be located in the darkest area possible, away from artificial light sources. These boxes require minimal maintenance.

2.11 The following bird boxes are proposed to be installed (as shown on drawing no. 193_04_RevD):

- 2 no. Galvanised Steel AfS S-Brick [Brick Slip Facing 50 mm Cavity] (Action for Swifts)[23]. These are described as comprising '*a galvanised steel nest chamber, a cloakboard (cement-fibreboard) floor and a fireproof sealant ..... are fully compliant with BS 40421:2022 for nesting boxes*'. To be installed in a pair, as high as possible (minimum 4 m high, taking into account building constraints), on the northern elevation (Elevation 3). These boxes require minimal maintenance.
- 2 no. 9A Schwegler House Martin Nest[24,25]. These double nest cups provide adjacent sites for this sociable species. To be surface installed under the eaves of the roof on the northern elevation (Elevation 3); an overhang is required to protect them from the weather. The backing board can be painted to match the building.

2.12 Where enabled as part of their design, bird boxes should be subject to checking/ cleaning out on an annual basis; refer below.

Hedgehog Access Provision

2.13 To facilitate access to the garden/ lawn for foraging Hedgehogs, 2 no. holes measuring 13 cm by 13 cm[26] will be cut into the base of the rear wall, as shown on drawing no. 193_22. To ensure that the home-owner understands the reason for the holes in the wall, each hole will be labelled (on both sides) with an appropriate sign, *e.g*. available from the British Hedgehog preservation Society[27].

Maintenance and Monitoring

2.14 The importance of securing long-term management/ maintenance and monitoring is central to the NBB approach (*e.g.,* CIEEM 2022, *op. cit.*). This should also be proportional to the scale and impact of the development.

Flowering Lawn

2.15 An appropriate management (mowing) regime should be initiated after the flowering lawn has become established. It is likely that a greater amount of management will be required during the establishment phase. Advice on appropriate management should be sought from the supplier.

2.16 The grass area where Crocus have been planted should not be cut until the Crocus leaves have died back. Ideally the planted area will be defined with some kind of marker posts/ painted rocks to minimise the possibility of inadvertent mowing. The grass in the planted area will need to be cut when the Crocus plants have died back, *e.g*. during the summer.

[23] https://www.actionforswifts.com/galvanised-steel-s-brick
[24] For example, https://www.nhbs.com/9a-schwegler-house-martin-nest
[25] Board(s) can be installed to catch droppings; for example: https://www.nhbs.com/en/schwegler-droppings-board-for-house-martin-swallow-nests
[26] https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/
[27] https://www.britishhedgehogs.org.uk/shop/product/hedgehog-highway-sign/

2.17 If Squirrels become a problem (eating the bulbs) chicken wire may need to be installed over the bulbs. This would also prevent dogs from digging them up.

Tree/ Shrub Planting

2.18 Once the trees/ perennial shrubs/ climbers have been planted, an area of at least 1 m^2 around them should be kept weed-free. This can be achieved either through the use of mulch mats or the appropriate application of glyphosate-based herbicides (such as Roundup) during the growing season. It may be as appropriate to undertake regular hand weeding in a domestic setting. This maintenance operation should be undertaken once a year for the first 3 years. Watering may also need to be undertaken during establishment. Any losses will be replaced.

2.19 Once the tree/ shrub resource is successfully established, along with the associated perennial plants/ climbers, these should be subject to standard wildlife friendly garden management practices. The fruit trees will require annual maintenance to ensure successful/ long-term cropping.

Bird and Bat Boxes

2.20 The bird boxes should be inspected annually and the House Martin cups cleaned if necessary[28]. This can be undertaken by the house occupants. Where applicable, all maintenance should be carried out when the last bird has left the nest-box; at least October. Nest-boxes should be cleaned in late-autumn (late October/ November). At least 2 to 3 weeks should be allowed after fledging before undertaking any cleaning. The *Wildlife and Countryside Act 1981*, as amended states that cleaning should only be carried out between 1st August and 31st January and that any eggs present should be destroyed immediately. All nest material should be completely removed and disposed of safely along with any other debris. To ensure that parasite build-up is controlled the inside of the nest-box should be cleansed with boiling water. Care should be taken when opening nest-boxes as it is possible that they could be inhabited by bees, wasps or even bats.

2.21 It is important to remember that once discovered, a bat roost is legally protected and must not be disturbed. If a bat roost is suspected to be present a suitably qualified bat consultant or the Clwyd Bat Group[29] should be contacted and may need to undertake the annual maintenance operations detailed below. To discover whether a bat-box is being used they can be watched at dusk during the summer to see if any bats emerge or a search can be conducted beneath the box entrance for the characteristic crumbly bat droppings. Again, should it be necessary to inspect the bat-box an appropriately licensed individual may be required to undertake this work. Occasionally a bat-box may be used by nesting birds. If this is the case it should be cleaned (if accessible) as per the procedure outlined above.

2.22 The bat boxes do not require annual maintenance (cleaning out). However, it is good practice in late autumn to early spring, to carefully brush the entrances and to remove any build-up of dust, dirt or cobwebs that could block the openings. This can also be undertaken for the Swift boxes.

2.23 The use of any of the bird boxes should be recorded during the nesting season (March to August inclusive). Where possible a record should be maintained of which bat boxes have

[28] The Swift box design doesn't allow for cleaning. In general, Swift boxes don't need cleaning out unless they've been used by other bird species – Swifts leave their boxes ready for the following year.
[29] http://www.clwydbatgroup.com/

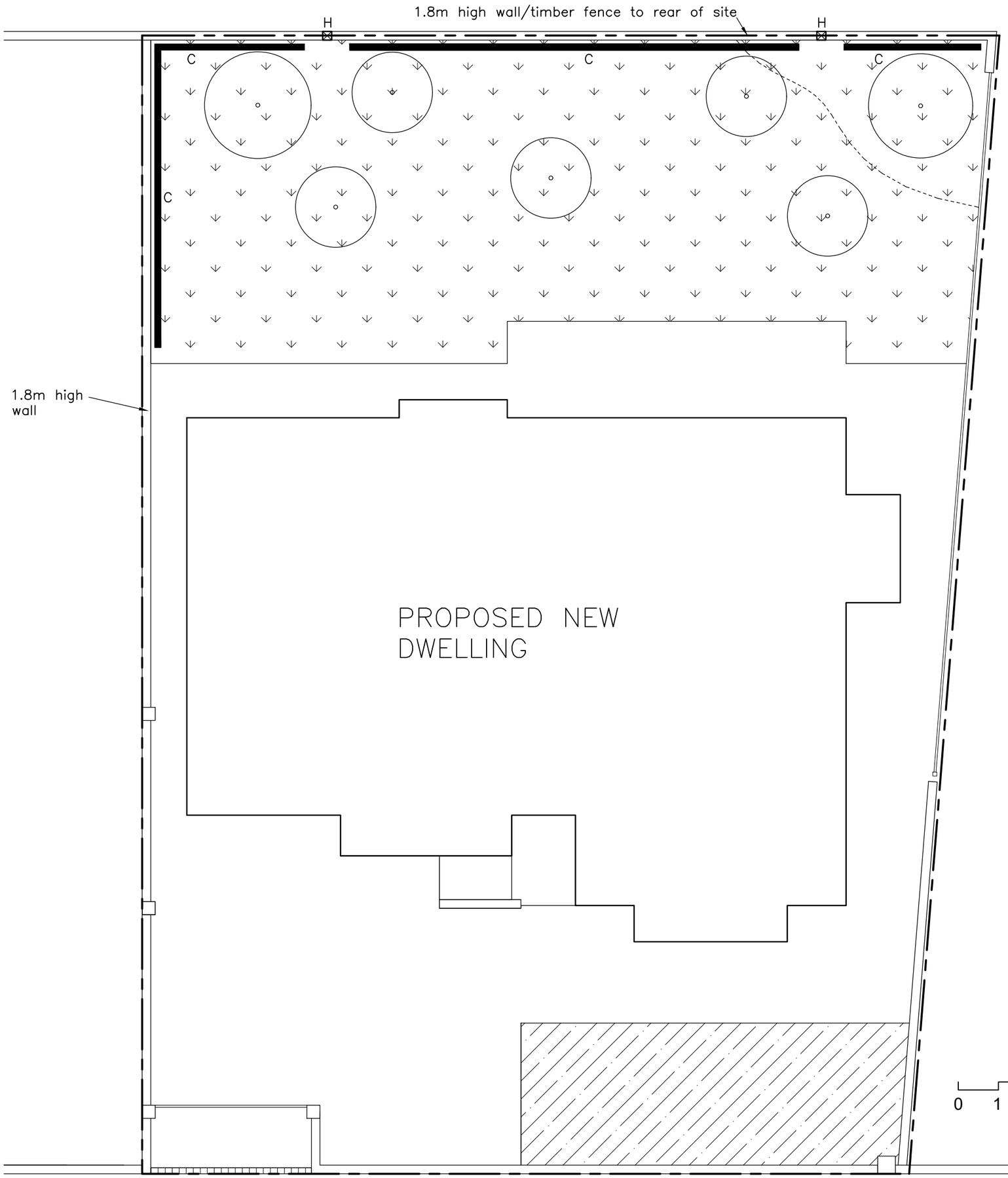
been utilised and by what species. Records of nesting birds/ bats should be submitted to Cofnod[30] (the Local Environmental Records Centre for North Wales).

Hedgehog Access Provision

2.24 No particular maintenance or monitoring is required of the holes, other than ensuring that they remain in situ, fit for purpose and not blocked. Hedgehog records can be submitted to Cofnod.

[30] https://www.cofnod.org.uk/Home

Soft Landscape Proposal Plan



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Sketch scheme	
Planning Application	*
Building Regulations Application	

KEY

Native fruit trees: 1 no. Pear, 2 no. Apple, 1 no. Denbigh Plum, 1 no. Rowan, 1 no. Flowering Cherry, 1 no. Hazel. Pear, Apple and Plum trees to be on dwarf rooting stock so as to avoid risk of damage to foundations caused by tree roots. INDICATIVE LAYOUT SHOWN, SUBJECT TO FINAL UNDERGROUND DRAINAGE LAYOUT.

H

Hedgehog hole in base of wall. Hole to measure 13 x 13cm. Plastic 'Hedgehog Highway' sign fixed securely above hole.

Flowering lawn. Seed mix to be Meadowmania 'British Native Meadow Wildflower Seeds for Meadow Lawns'. Dashed line within lawn denotes indicative edge of a drift of Spring/Autumn flowering crocus. Crocus species to be 'Crocus tommasinianus' (early Crocus) and 'Crocus speciosus' (Autumn Crocus).

Planting bed of perennials and shrubs. Species mix to be restricted to those on the RHS guide to plants that are of value to pollinating insects. Perennials to include: Primula veris (Pr), Geranium 'Azure Rush', Geranium peloponnesiacum, Heucherella 'Yellowsone Falls', Papaver (Oriental Group) 'Burning Heart', Cetauria orientalis. Shrubs to include: Skimmia japonica 'Rubella' (m), Berberis thunbergii f. atropurpurea 'Harlequin' (v), Brachyglottis 'Sunshine', Fuscia 'Mrs W.P. Wood', Weigela florida 'Foliis Purpureis'.

C

Climbing plants. Species mix to be restricted to those on the RHS guide to plants that are of value to pollinating insects. To include: Hedera helix 'Goldchild' (v), Hedera helix 'Parsley Crested', Lonicera periclymenum 'Inov86', Lonicera periclymenum 'Rhubarb and Custard', Rosa 'Hartrifle', Rosa 'Nozomi' (CIMin/GC).

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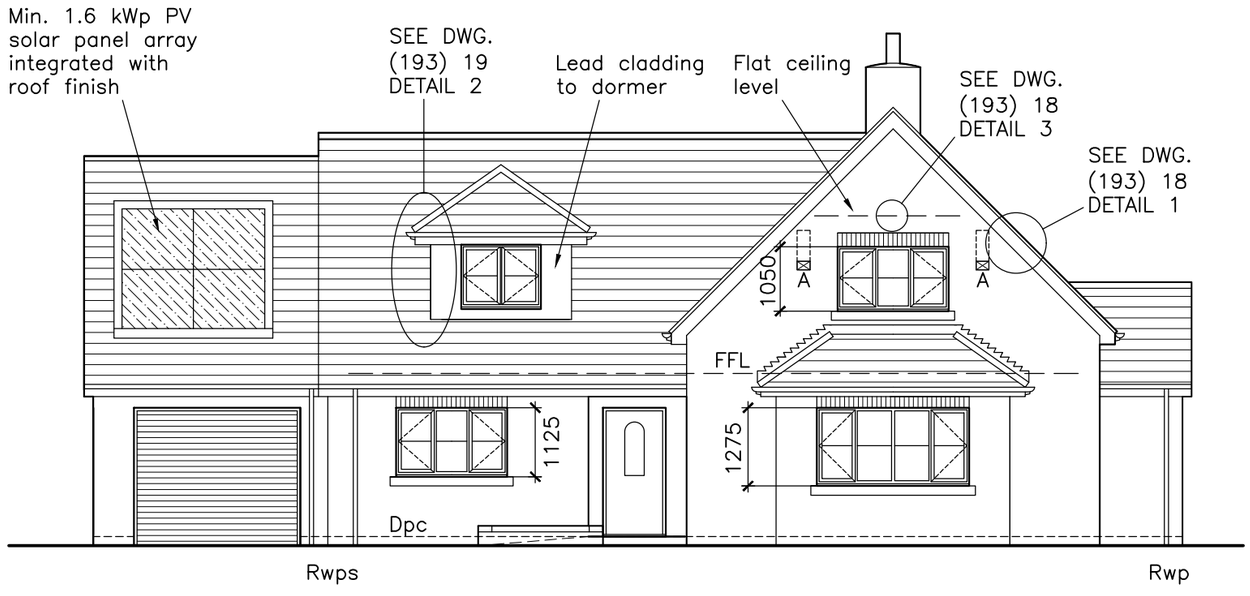
CLIENT:
Mr. and Mrs. Heard.

PROJECT:
Quarry Rigg, Pant Lane, Gresford, Wrexham LL12 8SG.

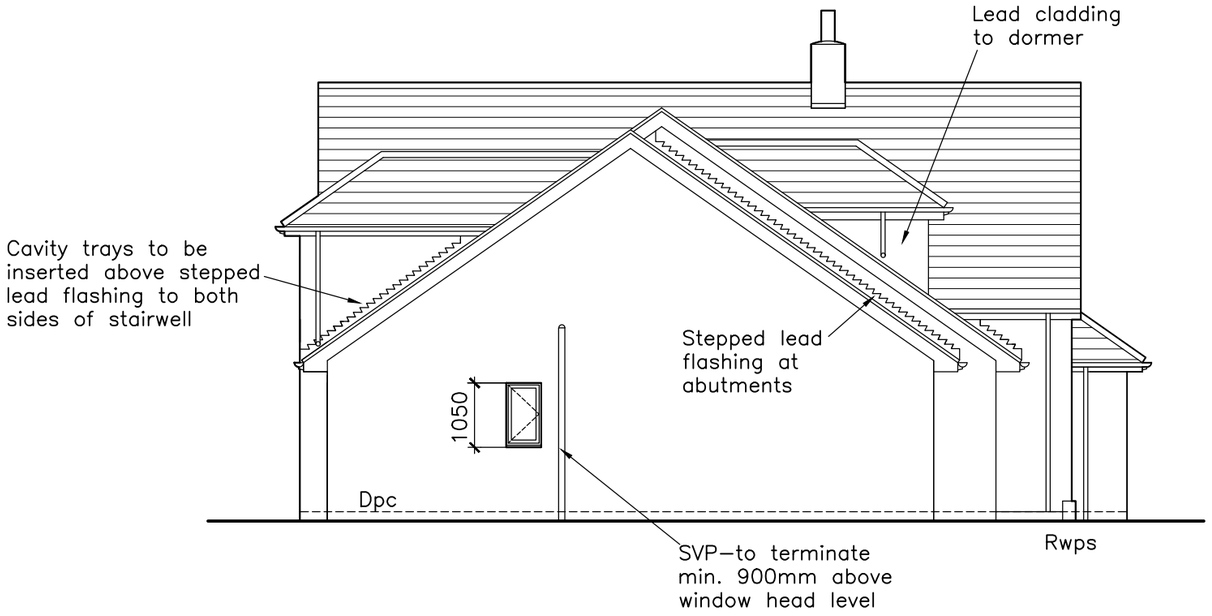
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Net benefit for biodiversity-Proposed indicative site plan.

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JOB NO.:	DWG. NO.:	REVISION:
193	22	-

Bat and Bird Box Provision



ELEVATION 1



ELEVATION 2

KEY

A — New Vivara Pro Build–in Woodstone Bat Box (UK brick size). Box projects into cavity by 50mm. 90mm thick Kingspan K106mm insulation (or equivalent) inserted behind bat box to maintain thermal value of external wall.

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Sketch scheme	
Planning Application	*
Building Regulations Application	*

0 1 2 3 4 5M

GENERAL NOTES:
1) Drawing is to be read in conjunction with the Building Regulations Compliance Notes, Structural Engineer's design/specification and other Architect's drawings.

SPECIFIC NOTES:
1) Health and Safety: Refer to Architect's High Risk Assessment on drawing (193) 15 for consideration for inclusion in the Contractor's / Principal Contractor's Construction Phase Plan.

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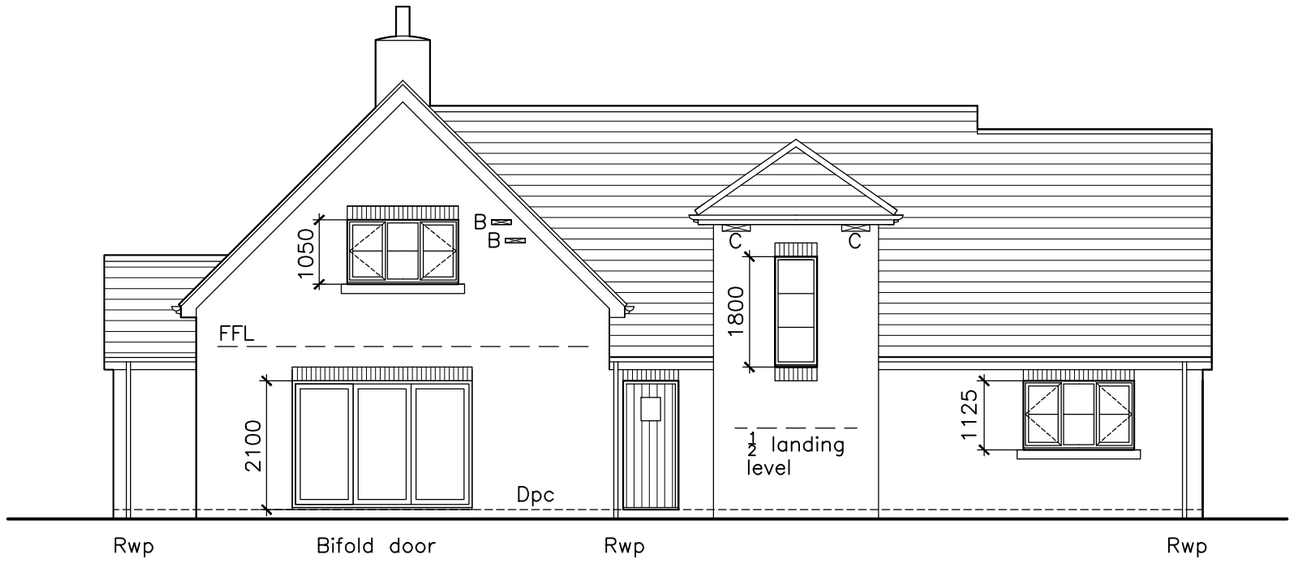
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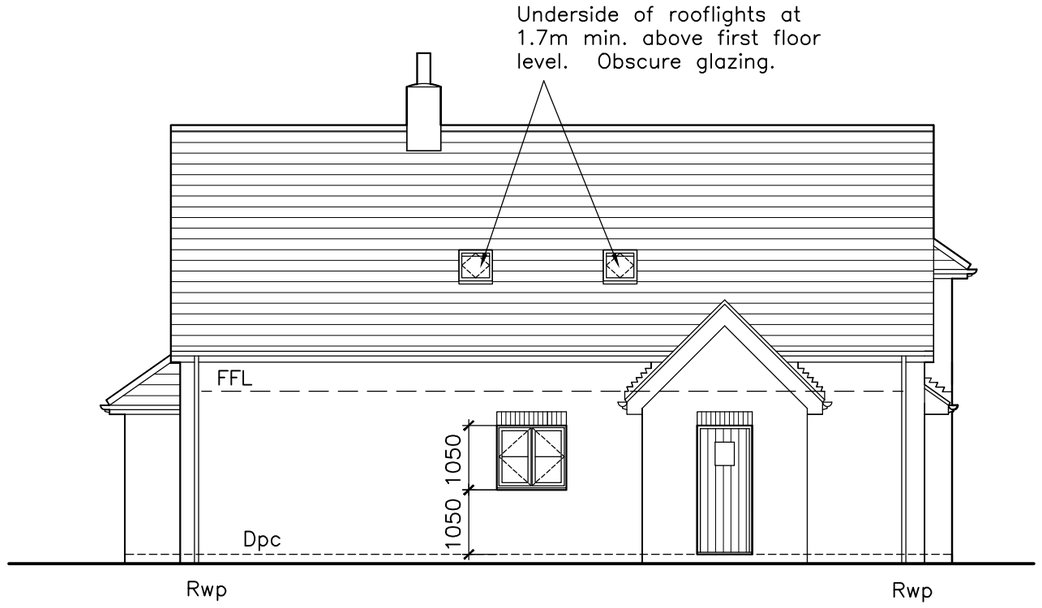
DRAWING TITLE:
Elevations 1 and 2.

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EDW	28/09/21	1:100 @ A3

JOB NO.:	DWG. NO.:	REVISION:
193	03	C



ELEVATION 3



ELEVATION 4

KEY

B Galvanised Steel AfS S–Brick (built into wall). Brick slip facing 50mm cavity. Brick slip to match brickwork.
Box projects into cavity by 50mm. 90mm thick Kingspan K106mm insulation (or equivalent) inserted behind swift box to maintain thermal value of external wall.

C Schwegler House Martin Nest no. 9A (surface mounted).

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Sketch scheme	
Planning Application	*
Building Regulations Application	*

0 1 2 3 4 5M

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CLIENT:
Mr. and Mrs. Heard.

PROJECT:
Quarry Rigg, Pant Lane, Gresford, Wrexham LL12 8SG.

DRAWING TITLE:
Elevations 3 and 4.

DRAWN BY:	DATE:	SCALE:
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